

# FOR SALE

# MANUFACTURING

Imagine your business taking shape in a place where craftsmanship, creativity, and growth converge. This one-of-a-kind Noblesville property offers a rare chance to build something meaningful on a site rooted in Indiana's manufacturing heritage. With multiple versatile structures, light manufacturing zoning, and robust power already in place, the property invites entrepreneurs, makers, and visionaries to design a campus that fits their operation—whether production, studio, showroom, storage, or headquarters. Set in Hamilton County's fast-growing north side, this location pairs authentic character with the momentum of one of Indiana's most dynamic business markets.

- Multi-building campus with flexible layouts, ideal for manufacturing, creative production, storage, or a live-work-operate concept
- Light manufacturing zoning with strong infrastructure, including three-phase power and on-site utilities, supporting a wide range of uses
- Prime Noblesville location in Hamilton County, benefiting from rapid growth, an affluent customer base

Offering Price:

**\$509,000**



16506 Strawtown Ave  
Noblesville, IN 46060



CONTACT US

317-902-8622



ANNIE SCOTT  
REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



## Executive Summary

Do you remember those handcrafted wooden ducks that once sat proudly on fireplace mantels across America? This rare Noblesville property is where the iconic Bundy Wooden Ducks were originally manufactured, and it still carries that same spirit of craftsmanship and opportunity. Located on the north side of Hamilton County, this site includes eight unique structures with remarkable flexibility for a variety of uses. The historic pole barn, built around 1940, features two large partitioned rooms and once housed production machinery. A three-sided shed dating to the 1950s adds additional storage and utility, while a north barn built around 1990 provides approximately 35x60 feet of space for larger operations. Other improvements include a northeast shed and a finished 20x30 building with steel and wood construction, concrete floors, and metal siding, also built around 1990. A block building with a cement roof and boiler system reflects its industrial heritage, while another finished building with a cement floor makes an ideal office or headquarters space. Near the road, a vernacular shed of about 15x20 feet combines cement and wood flooring with metal siding and a sliding door, perfect for accessible storage or display.

The property is well-equipped with modern infrastructure, including service by Duke Energy, a 120-foot well with recently replaced casing and pump, and a three-phase converter with both 220 and 120 power. It is zoned for light manufacturing, making it a perfect fit for a wide range of business ventures.

Beyond the property itself, Noblesville offers one of the most dynamic growth environments in Indiana. As one of the fastest-growing communities in the state, Noblesville boasts a thriving economy, expanding workforce, and strong demand for commercial development. Its location in Hamilton County—recognized as one of Indiana's most affluent and business-friendly counties—provides unmatched access to highways, resources, and the Indianapolis metropolitan market. With population growth, rising commercial activity, and a pro-business environment, this location sets the stage for incredible opportunity.

This is more than just a property—it's a piece of history with the infrastructure and location to support the future. Whether you are looking to expand, relocate, or launch your next venture, the sky is truly the limit in Noblesville.

# Property Summary

## 16506 STRAWTOWN AVE, NOBLESVILLE, IN 46060

Offering Price	\$509,000
Parcel No.	29-04-32-000-020.001-017
Property Type	Commercial
Building Size	2,800 SF
Barn 1	3,400 SF
Barn 2	2,520 SF
Barn 3	1,152 SF
Barn 4	2,560 SF
Barn 5	600 SF
Lot Size	77,101 SF (1.77 Acre)
Year Built	1989
Zoning	M-1 (Light Industrial)



## TAXES

2023	\$1,924.42
2022	\$1,984.38
2021	\$1,815.54
2020	\$1,801.16

## PERMITTED USES FOR M-1 ZONING

1. Accessory - Detached Garage
2. Farm Chemical Supply Dealer
3. Farm Equipment Dealer
4. Farm Equipment Repair
5. Forestry, Wildlife Areas, Nature Preserves
6. General Contractor with Outdoor Storage
7. Manufacturing Facility- Moderate
8. Medical Labs and Testing
9. Municipal Services
10. Print Publication and Distribution
11. Sexually Oriented Business
12. Solar CL & CS - SES Overlay District / Solar NC - SES
13. Storage Indoor (Temporary or Long-Term), Outdoor
14. Trucking Dispatch and Maintenance
15. WECS - Small Overlay District

# Neighborhood Map



# Aerial Photos



# Exterior



# Exterior



# Survey

THE TELEGRAPH POST 11 MAY 1994 - 18334

TOLERANCES		REVISIONS	
DECIMAL	FRACTIONAL	NO	DATE
1	1	1	1-2006
1	1	2	
1	1	3	
1	1	4	
1	1	5	
1	1	6	

Prepared by: *John H. Mansfield Jr.*  
RECEIVED IN HAMILTON COUNTY, IN., 12-20-66  
John H. Mansfield Jr. and Associates  
625 JACKSON STREET  
ANDESSEN, INDIANA 46001  
DRAWN BY: *John H. Mansfield Jr.*  
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ANDESSEN, INDIANA 46001  
SCALE: 1-2006 MATERIAL  
DATE: 12-20-66 DRAWING NO. 12006  
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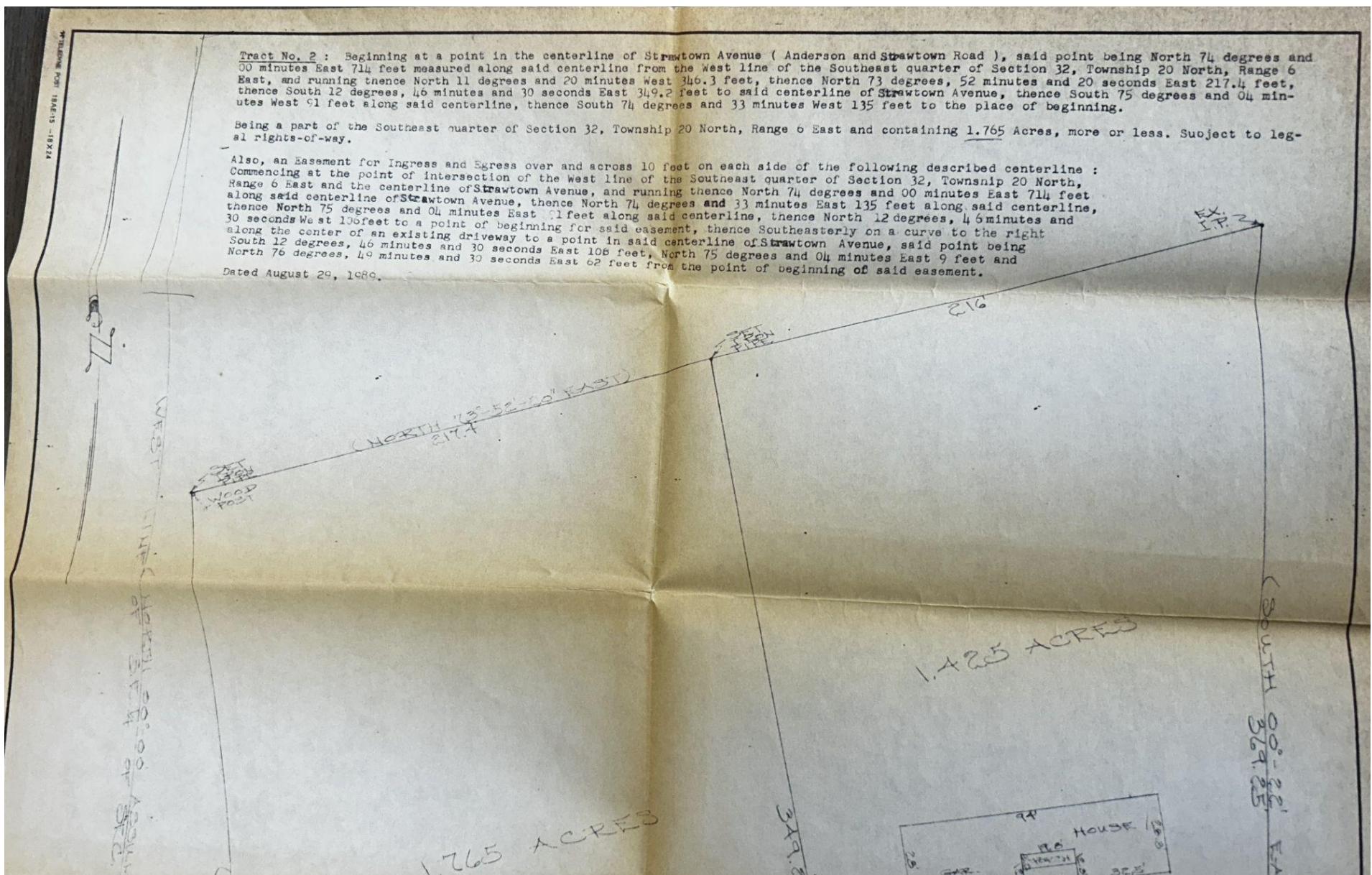
6506 STRAWTOWN AVE | 8



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# Survey



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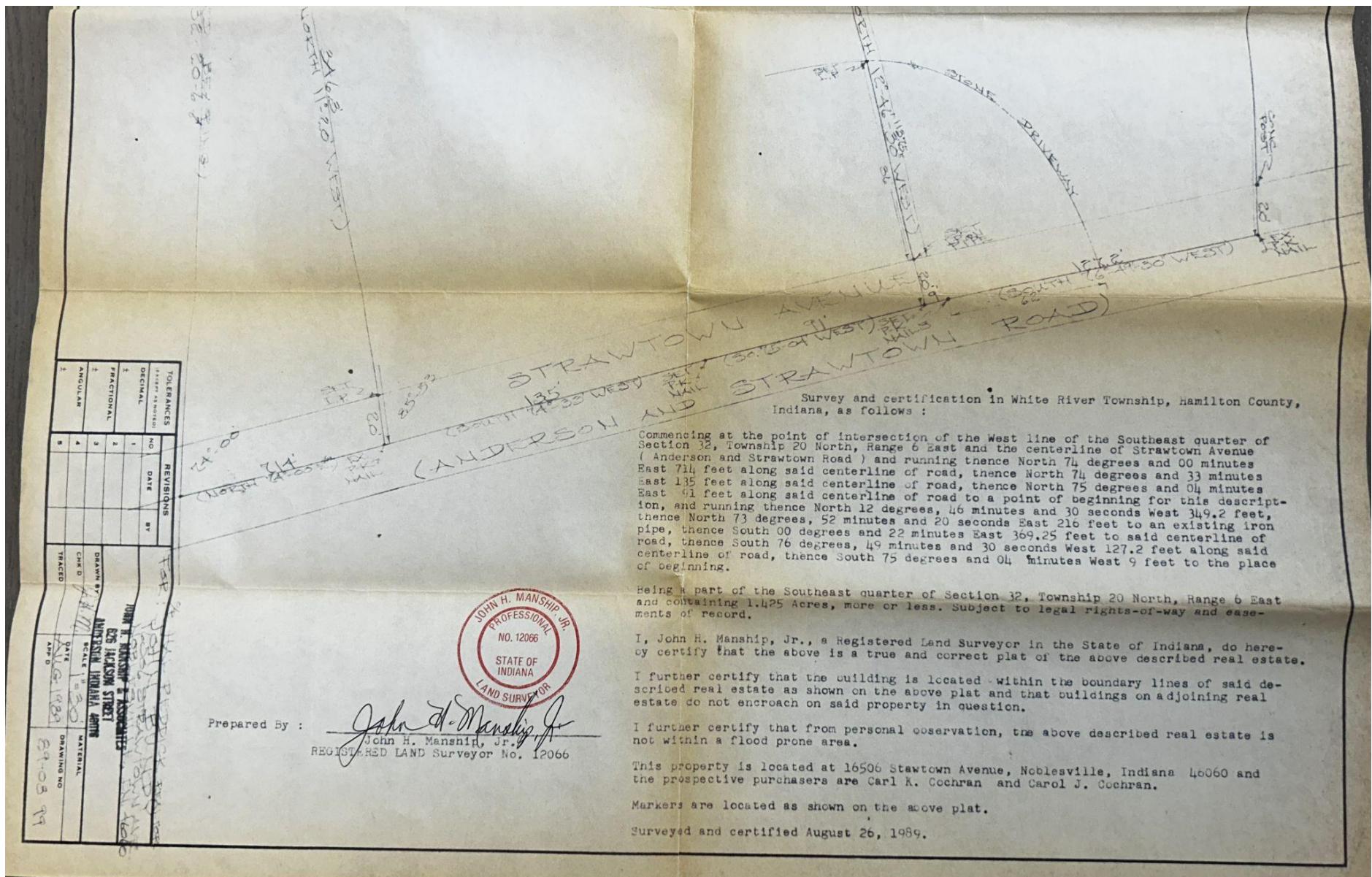


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# Survey



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# DEMOGRAPHIC SUMMARY

16502 Strawtown Ave, Noblesville, Indiana, 46060

Rings: 1, 3, 5 mile radii

## KEY FACTS

4,967

Population



1,963

Households

44.1

Median Age

\$74,746

Median Disposable Income

## EDUCATION

5.5%

No High School Diploma



38.6%  
High School Graduate



22.7%  
Some College/  
Associate's Degree



33.2%  
Bachelor's/Grad Prof Degree

## INCOME

5 miles



\$93,105

Median Household Income



\$47,612

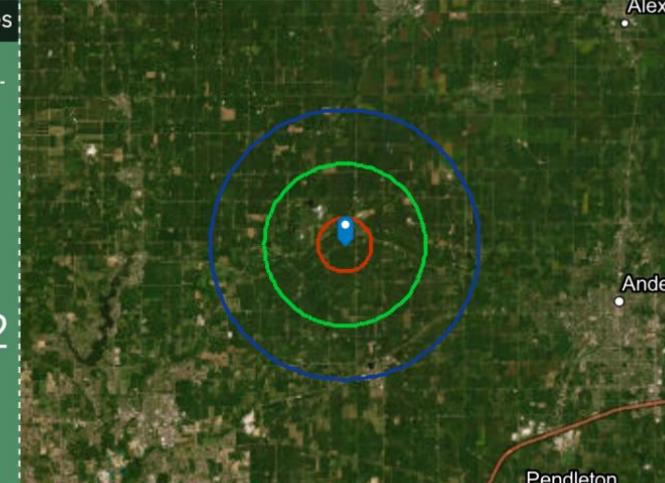
Per Capita Income



\$422,492

Median Net Worth

## ANNUAL HOUSEHOLD SPENDING



## BUSINESS



107

Total Businesses



675

Total Employees



\$2,442

Apparel & Services



\$221

Computers & Hardware



\$4,040

Eating Out



\$7,841

Groceries



\$8,949

Health Care

Variables	1 mile	3 miles	5 miles
2023 Total Population	274	1,179	4,967
2023 Household Population	274	1,179	4,967
2023 Family Population	215	916	4,053
2028 Total Population	272	1,170	5,003
2028 Household Population	272	1,170	5,003
2028 Family Population	212	904	4,061

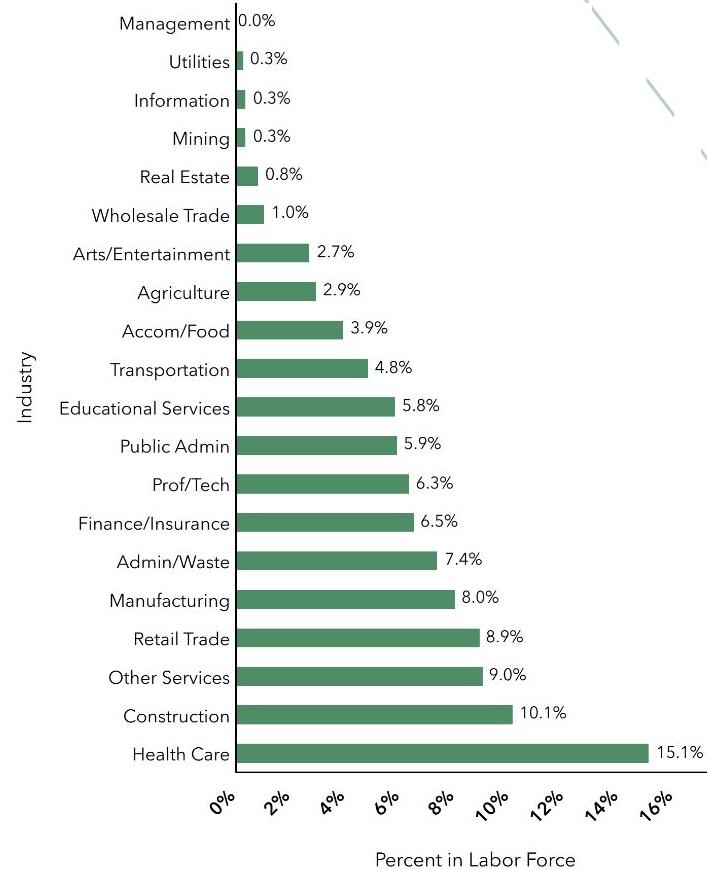
**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri

# Economic Development Profile

16502 Strawtown Ave, Noblesville, Indiana, 46060

Ring of 5 miles

## Labor Force by Industry



White Collar



Blue Collar



Services

64%

29%

8%



## Employment

## Workforce Overview



107

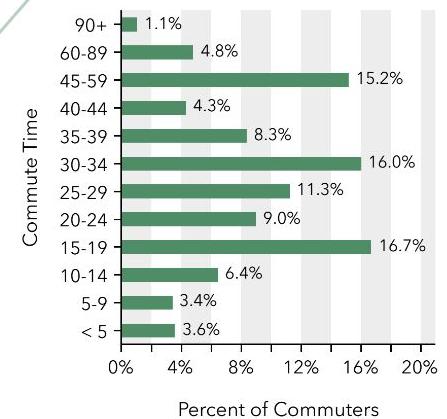
Total Businesses



675

Total Employees

## Commute Time: Minutes



## Transportation to Work



0.1%

Took Public Transportation



3.7%

Carpooled



1.5%

Walked to Work



0.0%

Bike to Work



80%

Drove Alone to Work

**Source:** This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

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# COMMUTE PROFILE

16502 Strawtown Ave, Noblesville, Indiana, 46060

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## WORKERS



2,649

ACS Workers Age 16+



80.5%

Drove Alone to Work

## TRANSPORTATION TO WORK



0.1%

Took Public Transportation



3.7%

Carpooled



1.5%

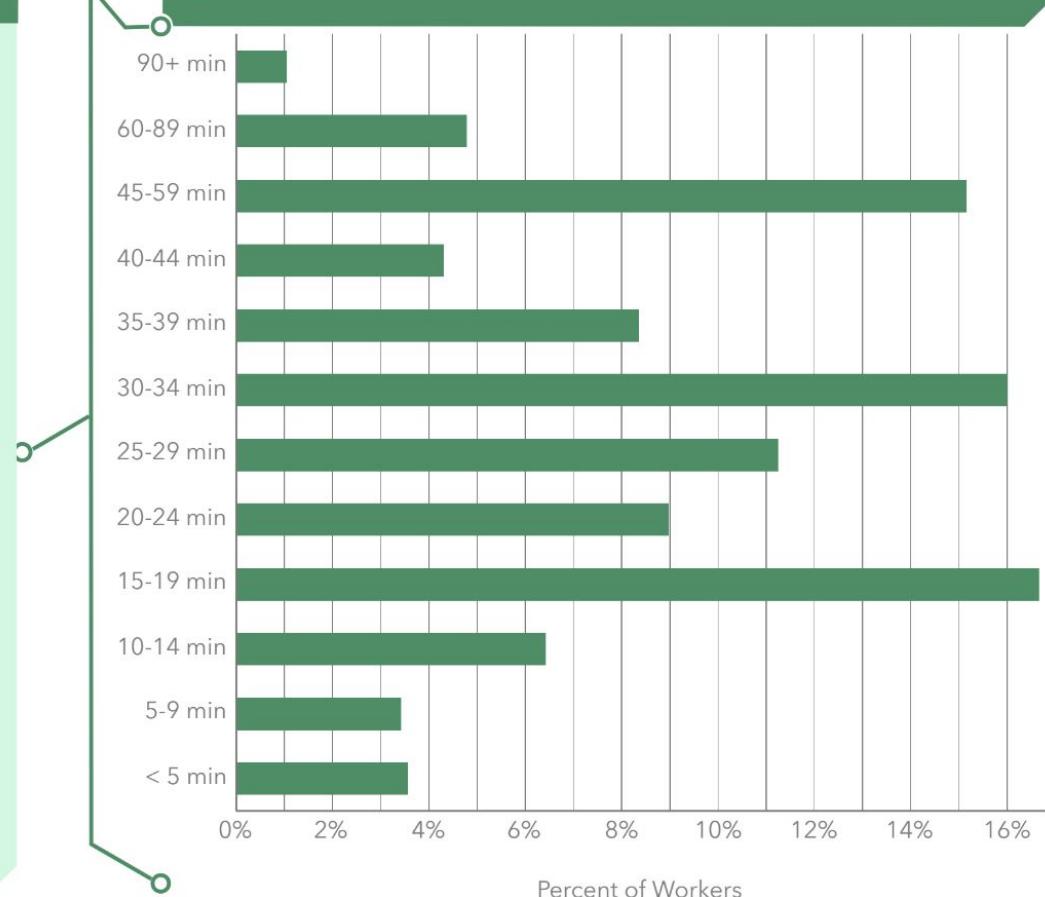
Walked to Work



0.0%

Bike to Work

## TRAVEL TIME TO WORK



# OFFICE MARKET PROFILE

16502 Strawtown Ave, Noblesville, Indiana,  
46060  
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

## PROJECTED ANNUAL GROWTH RATE



0.14%  
Population



-0.20%  
Generation X



-0.82%  
Generation Z



1.40%  
Millennial

## INTERNET ACCESS (INDEX)



101

Access to Internet at home



101

Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



97

Meals at Restaurants



110

Entertainment/  
Recreation



110

Apparel & Services



107

Home Services



110

Retail Goods

Tapestry segments

No segments found

# AREA OVERVIEW

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## NOBLESVILLE, IN

Noblesville, Indiana, serves as the county seat of Hamilton County and has experienced significant growth in recent years. As of 2023, the city's population was estimated at 73,916, reflecting a 5.8% increase since 2020.

### Brief History

Founded in 1823 by William Conner and Josiah Polk, Noblesville's development was significantly influenced by the arrival of the Indianapolis, Peru, and Chicago Railroad in 1851, which spurred economic growth. The late 19th-century discovery of natural gas led to a boom, resulting in the construction of many historic buildings that contribute to the city's charm today.

### Economy

Noblesville boasts a diverse and robust economy. The median household income between 2019 and 2023 was \$102,319, and the median property value stood at \$321,800. The city has identified key industries for growth, including Life Science Innovation, Health Technology, Advanced Manufacturing, Wholesale Trade, and Professional, Technical & Financial Services.

### Education

Noblesville places a strong emphasis on education:

- Noblesville Schools: Serving over 10,000 students across 10 schools, the district is recognized for academic excellence and offers numerous extracurricular opportunities.
- Higher Education: The city's proximity to institutions such as Purdue University, Ball State University, and Indiana University-Indianapolis provides residents with access to a range of higher education opportunities.



Source: matthewdphotography, Ruoff Music Center, Hamilton County

# 16506 STRAWTOWN AVE

## NOBLESVILLE, IN 46060

### EXCLUSIVELY LISTED BY:



**Annie Scott**  
Realtor / Broker  
Annie Scott Realty Group LLC  
Mobile: 317-902-8622  
Email: annie.scott@talktotucker.com

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